CITY OF BELMONT
MEMORANDUM

TO: Planning Commission

FROM: Jennifer Walker, Associate Planner

VIA: Carlos de Melo, Community Development Director

SUBJECT: August 1, 2006 Planning Commission Meeting – Agenda Item 5C
               2828 San Juan Boulevard - Review of the Final Landscape/Irrigation Plan
               Appl. No. 2005-0070

Summary

Attached please find the final Landscape/Irrigation Plan for the proposed construction of a new 3,497 square-foot single family dwelling at 2828 San Juan Boulevard. The Planning Commission granted Single-Family Design Review approval for the project at the March 21, 2006 meeting subject to the following conditions:

Conditions of Project Approval, Planning Division

I. A. 7.   *Prior to issuance of a building permit for the dwelling, the applicant shall submit a final landscaping, driveway paving, and retaining wall plan subject to the review and approval of the Planning Commission. The landscaping and driveway paving plan shall:*

    (a)   *Provide enhanced planting in the front yard of the proposed dwelling that will minimize views from San Juan Boulevard and help to reduce overall building bulk.*

    (b)   *Remove the proposed 24-inch box size Privet trees and replace them with minimum 24-inch box native species mitigation trees, such as Coast Live Oak, California Black Oak, California Bay Laurel, California Buckeye, or Valley Oak.*

    (c)   *Use interlocking permeable pavers on the driveway and decomposed granite (or other permeable material) for the pedestrian walkway.*

    (d)   *Install a decorative finish for the rear yard retaining walls such as colored stucco or a stone veneer.*

Background

The City Arborist surveyed the subject property and provided conditions of approval that were included as part of the Single Family Design Review approval in March 2006. The City Arborist requires that the applicant replace the three 24-inch box Privet trees with a native species such as Oak, and that the Oleander shrubs be replaced with a different species.

The City Arborist also required that that applicant eliminate all proposed landscape plantings and irrigation within the 12-radial foot tree protection zone (TPZ) of oak #2 (11-inch Coast Live Oak) such that the chain link tree protection fencing and wood chip mulch can remain in place as shown on the tree map throughout the entire construction and landscaping periods.

Landscape Plan

The applicant proposes landscaping as follows:

1. The five-gallon Oleander shrubs were replaced with five-gallon Lantana shrubs. Five additional shrubs (20 total) are proposed along the driveway and pedestrian walkway and along the westerly (side) property line to help augment the front yard landscaping, per condition I.A.7 (a).
2. The three 24-inch box Privet trees have been replaced with three 24-inch box Coast Live Oak trees, consistent with condition I.A.7 (b) and also consistent with the arborist recommendations. Two of these mitigation plantings are proposed in the front yard area to further augment the front yard landscaping, per condition I.A.7 (a).
3. The plan continues to indicate that ten Rosemary shrubs would be planted in the rear yard between the two retaining walls.
4. The applicant has indicated that the three 15-gallon Flowering Pear trees would be modified to the Chanticleer species, as recommended by the City Arborist.

Overall, staff concurs with the modified landscape plan and believes the plan adequately addresses Conditions I.A.7 (a) and (b).

Retaining Wall and Driveway Design

Condition I.A.7 (d) requires the applicant to utilize a decorative finish on the rear yard retaining walls. The material sheet provided by the applicant shows a photo of the rough stucco finish and indicates that the walls will be painted the same color as the home. Condition I.A.7 (c) required the applicant to utilize decorative concrete pavers for the driveway and deconstructed granite for the pathway. The material sheet shows a photograph of the proposed driveway pavers that utilize a mix of red, tan, and charcoal colored concrete. The applicant has indicated that the pathway will be an on-grade material such as decomposed granite. Items I.A.7 (c & d) appear to be satisfied with this proposal.

Irrigation Plan

The applicant has provided an irrigation plan that does not impact the tree protection zones identified in the arborist report. There are two ½" main irrigation lines proposed (one on each side of the residence and driveway) that support a series of smaller 1/8" lateral lines. One-inch sprinkler heads are proposed for larger plantings while smaller drip irrigation/bubblers would be utilized at the end of the lateral lines for smaller shrubs. The irrigation plan is appropriate for the proposed landscaping.

Recommendation

Staff recommends the Planning Commission approve the Landscape/Irrigation Plan and Retaining Wall plan as proposed.

Attachments

I. Resolution Approving Landscape/Irrigation Plan
II. Revised Landscape/Irrigation Plan and Material Sheet (dated stamped July 3, 2006)

RESOLUTION NO. 2006-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT
APPROVING A FINAL LANDSCAPE/IRRIGATION PLAN FOR 2828 SAN JUAN BOULEVARD
(APPL. NO. 2005-0070)

WHEREAS, Ushir and Rina Shah, property owners, request approval of a Final Landscape/Irrigation Plan in conjunction with the Single Family Design Review project to construct a new 3,497 square-foot single family dwelling at 2828 San Juan Boulevard, as required by Condition I.A.7 of Planning Commission Resolution 2006-14; and,

WHEREAS a public meeting was held on August 1, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated August 1, 2006 and the facts contained therein as its own findings of facts;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape/Irrigation Plan for the Single Family Design Review entitlements granted for 2828 San Juan Boulevard, as proposed.

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Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on August 1, 2006 by the following vote:

AYES,
COMMISSIONERS: _____
NOES,
COMMISSIONERS: _____
ABSENT,
COMMISSIONERS: _____
ABSTAIN,
COMMISSIONERS: _____
RECUSED,
COMMISSIONERS: _____

_____
Carlos de Melo
Planning Commission Secretary